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OFFICE OF THE CLERK

Registered Mail

September 25, 2014

Mr. Jim Leonard
The Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

Dear Mr. Leonard:

Re: Notice of the Passing of By-law No. 118-14
James Carscadden Farmhouse
Lot 1, Plan 65M-4171
37 Chao Crescent
Town of Richmond Hill
Town File No.: D12-07233

The Council of The Corporation of the Town of Richmond Hill, at its meeting held on the 8th day of September, 2014, passed the following resolution concerning Lot 1, Plan 65M-4171, Town of Richmond Hill, municipally known as 37 Chao Crescent (*James Carscadden Farmhouse*):

That the following By-laws be passed:

By-law No. 118-14, A By-law to Authorize the Designation of 37 Chao Crescent (*James Carscadden Farmhouse*) under the *Ontario Heritage Act*

Carried

A copy of By-law No. 118-14 is attached. A copy of the By-law was sent to the Land Registry Office and was registered on September 11, 2014 as Instrument Number YR2185508 against the property affected.

Yours truly,

A handwritten signature in blue ink, appearing to read "Donna L. McLarty".

Donna L. McLarty
Town Clerk

DLM/ha
Attachment

- c. Antonio Dimilta, Assistant Town Solicitor
- c. Joanne Leung, Manager of Urban Design
- c. Lilyview Estates Inc., 361 Four Valley Drive, Concord ON L4K 5Z3



THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 118-14

A By-law to Authorize the Designation of
37 Chao Crescent
James Carscadden Farmhouse
under the *Ontario Heritage Act*

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.0.18* authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Richmond Hill has caused to be served on the owners of the lands and premises known as 37 Chao Crescent, Richmond Hill, and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "A" and attached to By-law No. 118-14;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Town Clerk within the period prescribed by the *Ontario Heritage Act*;

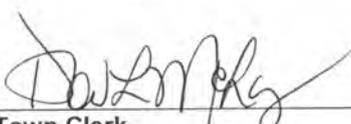
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:

1. That the real property located at 37 Chao Crescent, described as Lot 1, Plan 65M-4171, Town of Richmond Hill, Regional Municipality of York [PIN No. 03207-3905 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*, as being of cultural heritage value or interest.
2. That the Clerk is hereby authorized to cause a copy of the By-law, together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property to be served on the owner of the property and on the Trust, and publish a notice of the By-law in a newspaper having general circulation in the municipality.
3. That the Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property in the Land Registry Office.
4. That Schedule "A" attached to By-law No. 118-14 is declared to form a part of this By-law.

PASSED THIS 8TH DAY OF SEPTEMBER, 2014.



Mayor Dave Barrow
Mayor



Town Clerk

SCHEDULE "A" TO BY-LAW NO. 118-14

REASONS FOR DESIGNATION James Carscadden Farmhouse 37 Chao Crescent

Statement of Cultural Heritage Value or Interest

The James Carscadden farmhouse located at 37 Chao Crescent (originally 685 King Road) is recommended for designation under Part IV of the *Ontario Heritage Act* for historical/associative and contextual value.

The house was constructed for James and his first wife Thirza Carscadden in the late 1840's or early 1850's and is a good example of vernacular Classic Revival architecture, which was fashionable in the early 19th century. The style is exhibited through the use of symmetry on the primary elevations. The main entrance of the house, which is oriented towards King Road, exhibits a high level of craftsmanship and includes pilasters, entablature and rectangular transom with a double diamond patterned light and low-pitched gable roof with wide, boxed eaves and eave returns. Originally, the house was part of a larger farm complex that included a large barn and drive shed (now removed).

When Thirza died in the mid-1860's, James married a second time in 1868 to Jane Love. The house remained James Carscadden's residence until his death in 1877. After her husband's death, Jane moved to a new house located nearby at 12933 Bathurst Street (now 33 Betony Drive), which had been severed from the larger farm parcel.

On April 2, 2008, the Carscadden farmhouse was badly damaged in a fire. Only the first floor exterior walls and main door remained intact. The current brick dwelling is a replica of the original building using a mix of salvaged original brick and new materials. An addition has been added to the rear (south side) of the house, but only the original rectangular plan of the house is included in the designation. The reconstructed house is slightly east of its original location, but retained the same orientation to King Road. The construction and design of the dwelling is based on photographic documentation and measured drawings taken of the partially destroyed building.

The house contains associative value in relation to the Carscadden family who were early settlers to the historical hamlet known as "Love's Corners" and later renamed Temperanceville. The original name for the community refers to the Love family who donated the land on which the Temperanceville Church is now located. The Carscaddens were closely associated with the Temperanceville Wesleyan Methodist Church, now the Temperanceville United Church.

The fully rebuilt Carscadden farmhouse retains its significant associative value and relationship to the history of Temperanceville. The property also retained its significant contextual and visual relationship with King Road.

Description of Heritage Attributes

- The scale, massing and form of the building;
- One and half storey design;
- Cedar shake roof;
- Side gable roof with low pitched roof and box eaves with eave returns and moulded wood frieze;
- Main entrance with entablature, pilasters transom light and six panel door with a double diamond patterned light;
- The materials of red brick and wood;
- Exterior chimney flues at the east and west gable ends;
- Two over two windows on the first floor and one over one windows on the second floor;
- Proximity and relationship to King Road; and
- Highly visible landmark along King Road.